

# Bosnian Chardaklia House: The Kapetanovic Family House 01 in Jajce

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**Abstract**— *The Bosnian chardaklia house occupies a prominent place in the wide variety of architectural programs of the traditional architecture of Bosnia and Herzegovina. With regard to its spatial organization, construction, materialization and equipment of its interior spaces, the Bosnian chardaklia house is the most authentic expression of the natural and social environment of Bosnia and Herzegovina and the complex phenomenon of its man and his primary social community - the family. The house of the Kapetanovic family 01 in Jajce (also: Krslak's kuca 01) is located on a steep and rocky terrain in the Old Jajce Town (Geographic coordinates: 44°20'26.43"N, 17°16'17.62"E, Elevation: 389 m), (Figures 1,2,3). The facility is accessed via a rather steep cobbled street, with the possibility of vehicle access. Although there is no reliable information about the time of construction of the building, according to its physiognomy and known disposition, it can be said with confidence that the building was built at the end of the 18th century and that it belonged to an oriental-type town house with the specifics of the city of Jajce.*

**Keywords**— *Bosnian Chardaklia House, Kapetanovic family, Jajce*

## I. INTRODUCTION

The Bosnian chardaklia house occupies a prominent place in the wide variety of architectural programs of the traditional architecture of Bosnia and Herzegovina. Considering its spatial organization, construction, materialization and equipment of its interior spaces, the Bosnian chardaklia house is the most authentic expression of the natural and social environment of Bosnia and Herzegovina and the complex phenomenon of its man and his primary social community-family [1,2,3,4, 5,6]. The house of the Kapetanovic family 01 in Jajce (also: Krslak's house 01) is located on a steep and rocky terrain in the Old Jajce Town (Geographic coordinates: 44°20'26.43"N, 17°16'17.62"E, Elevation: 389 m), (Figures 1,2,3). The facility is accessed via a rather steep cobbled street, with the possibility of vehicle access<sup>1</sup>.

Although there is no reliable information about the time of construction of the building, according to its physiognomy and known disposition, it can be said with confidence that the building was built at the end of the 18th century [7,8] and that it belonged to an oriental-type town house with the specifics of the city of Jajce.

When it comes to the specifics of this house, the first thing that comes to mind here is its high, voluminous roof with a wooden structure and a covering of wooden planks-shingles.

<sup>1</sup> The author visited the Kapetanovic family house 01 in Jajce twice, on July 21, 2016 and August 24, 2016. He was assisted by Miss Alema (Hazim) Cato (born in 1990), curator of the City Gallery and an employee of the Jajce Cultural Center.

In addition, the specificity of the egg house is the rather massive stone wall in its basement and ground floor, and a light floor with doxats, constructed in wooden bondruk and filled with adobe and wattle with rammed earth [9]. This house, together with the house of the Kapetanovic family 02 (Krslak's house 02), which is located about 260 meters southwest of Krslak's house 01 and other houses on the southeastern slope, forms a recognizable picture-mosaic of the historical town of Jajce, perfectly complementing the stone walls of the remains of the medieval town-fort (Figures 4,5).

Through the study of the physical structure of the Bosnian chardaklia house, we also learn the information about the Bosnian-Herzegovinian man that is depicted in the house, and about which we learn in more detail from other written sources [9,10,11,12].



Figure 1. Kapetanovic family house 01 in Jajce (also: Krslak's house 01). Location

Sources: <https://slidetodoc.com/regionalna-podjela-bosne-i-hercegovine-geografske-regije-bosne/>, Accessed 8/9/2022, (left)

Google Earth: Accessed 8/9/2022 (right)



Figure 2. Kapetanovic family house 01 in Jajce (also: Krslak's house 01). Left: access to the house. Right: entrance gate to the courtyard  
Source: Author (July 21, 2016)



Figure 3. Kapetanovic family house 01 in Jajce (also: Krslak's house 01). Left: access to the floor directly from the field. Right: access to the first floor directly from the field, over the bridge  
Source: Author (July 21, 2016)



Figure 4. Kapetanovic family house 02 (also: Krslak's house 02) in Jajce  
Source: Author (July 21, 2016)



Figure 5. Panorama of the Jajce city  
Source: <https://bosnia4u.com/jajce-sparkling-waterfall-town/>, Accessed: 8.10.2022.

## II. SPATIAL-SHAPE CHARACTERISTICS OF THE HOUSE

Kapetanovic family house 01 in Jajce (Krslak's house 01) belongs to an oriental-type town house with specific characteristics of the town of Jajce. Due to the steep and rocky terrain on which they were built, the development in a vertical plan through the basement, ground floor and first floor, with a typically high and voluminous roof, the egg houses seem

monumental, higher than they are (Figures 6,7,8). The house of the Kapetanović family 01 in Jajce is treated in this paper as a Bosnian chardaklia house, since its spatial organization, construction, materialization and its general appearance share the main characteristics with the Bosnian chardaklia house. The dilemma regarding its classification relates to the fact that Krslak's house 01 was built in the city, not in the village, which is the case with the Bosnian chardaklia house<sup>2</sup>.



Figure 6. Krslak's house 01 in Jajce. Disposition  
Source: Author (Drawings, 2016)

Kapetanovic family house 01 in Jajce (Krslak's house 01) is situated on an extremely steep rocky terrain, in such a way that each of its levels can be accessed directly from the outside, from the terrain (Figures 6,7,8). The basement of the house is developed under part of the contour of the ground floor. The walls of the basement are made of stone as the terrain in its direct contact. The ground floor is built partly above the basement and partly built into the natural rock (Figures 6,8,9). That embedded part in the rock has a mezzanine construction towards the stone vault floor. This part of the ground floor has very narrow openings (like loopholes) through which the space receives low-intensity natural lighting and through which it is naturally ventilated (Figure 9). Considering the profession of the owner of the house (captain), it is assumed that this area was a prison.

<sup>2</sup> In this sense, it would be good to compare Krslak's house 01 in Jajce with the Korajlic family house in Hrvatinovici near Tesanj.





Figure 7. Krslak's house 01. Views towards the house and from the house towards the surroundings

Source: Author (August 24, 2016)



Figure 8. Krslak's house 01. Left: fountain in the courtyard, next to the entrance door to the house complex. Right: the stone wall of the basement and ground floor

Source: Author (August 24, 2016)



Figure 9. Krslak's house 01. Left: access to the ground floor space 'built' into the rock on the spot. Right: 'carved' space in the rock in situ (ground floor level)

Source: Author (August 24, 2016)



Figure 10. Krslak's house 01. Staircase

Source: Author (August 24, 2016)



Figure 11. Gallery on the ground floor and on the first floor  
Source: Author (August 24, 2016)



Figure 12. Gallery curator's office (on the first floor)  
Source: Author (August 24, 2016)



### III. CONSTRUCTION AND MATERIALIZATION

During the 1992-1995 war, the house of the Kapetanovic family (Krslak's house 01) was partially demolished (floor and roof). After the war (2006), the house was renovated, while its original design was followed in everything (Figure 16).

Part of the basement of the house is carved into the living rock (Figure 6). The walls of the basement and ground floor are made of finely carved local stone. The floor level is light, with a lot of openings, with docks on the southeast and part of the southwest facade (Figure 13). The walls of the first floor are made of wooden bondruk construction with (original) filling made of wooden wattle and rammed earth.

The wall surfaces at floor level, both internal and external, are plastered with plaster and painted with milk of lime.

The roof is high and voluminous, characteristic of the town of Jajce. Unlike house 2 of the Kapetanovic family (Krslak's house 02), where the roof slope is extremely steep, in this Krslak's house 01 the roof pitch is about 45°, which ensures a more harmonious composition of the house (together with the terrain) than in the case of a higher and steeper roof (Figure 13). The roof is covered with wooden planks ('shindra').





Figure 13. Krslak's house 01. Left: vertical composition of the house. Right: roof

Source: Author (August 24, 2016)



Figure 14. Krslak's house 01. Left: entrance to the first floor directly from the ground. Right: the access door to the ground floor space 'built' into the found rock on the spot

Source: Author (August 24, 2016)



Figure 15. Krslak's house 01. The warehouse in the basement is mostly carved into the rock

Source: Author (August 24, 2016)



Figure 16. Krslak's house 01. Construction and materialization

Source: Author (August 24, 2016)

Except for the part of the basement carved into the rock, where the ceiling structure is made as a stone vault, all other mezzanine structures, basement-ground floor, ground floor-floor and floor-attic, are made of wooden beams, where in the space between the floor and the ceiling an embankment of earth with the addition of sawdust, straw and chaff with the function of thermal and acoustic insulation (Figures 17, 18).



Figure 17. Krslak's house 01. Ground-floor construction

Source: Author (August 24, 2016)



Figure 18. Krslak's house 01. Ceiling at floor level - towards the attic

Source: Author (August 24, 2016)

#### IV. DOORS AND WINDOWS

All the original opening elements, doors and windows, have been replaced, and the new opening elements in everything follow the archaic design of the original (Figures 19, 20).

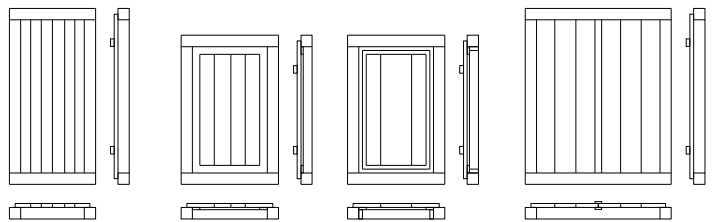


Figure 19. Door design

Source: Author (Drawings, 2016)





Figure 20. Krslak's house 01. The new door follows the original archaic design

Source: Author (August 24, 2016)

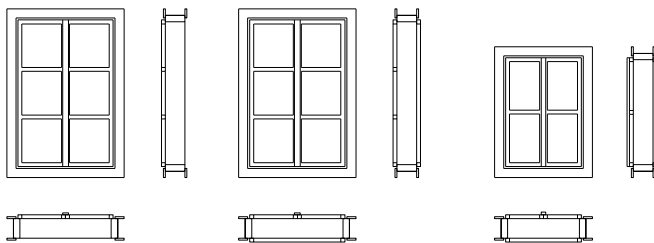


Figure 21. Krslak's house 01. The design of the (new) windows is based on the archaic design of the (old) windows.

Source: Author (Drawings, 2016)



Figure 22. Krslak's house 01. Windows on the floor level

Source: Author (August 24, 2016)

Seen from the outside, the new windows have the design of original solutions, with the fact that a new sash was added on the inside, which improved their thermal and acoustic insulating power<sup>[13]</sup> (Figures 21, 22).

Perforations for windows in thick stone walls have stone lintels (arches-vaults) on the inside, while the rectangular profile of the window is kept on the outside (Figure 17).

## V. SURFACE TREATMENT

In the treatment of the surfaces of the renovated house of the Kapetanovic family 1 (Krslak's house 01.), the design of its original solution was (mainly) followed. The outer surfaces of the stone wall of the basement and ground floor were cleaned and repaired as necessary (Figures 8, 16, 20). The inner surfaces of the stone walls are roughly plastered and painted with milk of lime (Figure 17). The external and internal wall surfaces of the floor are roughly plastered and painted with milk of lime (Figures 2,3,18,22,24). The floor coverings in the basement and part of the ground floor (entrance hall and 'storage') are finished in stone (Figures 9, 10). The floor coverings in most of the ground floor and upstairs (gallery area) are made of laminated parquet (which is a deviation from the original solution where the floor covering was made of massive wooden boards), (Figures 11,12,17,22). The ceilings in the rooms with wooden mezzanine construction are made of finely processed wooden planks ('shishe'), (Figures 18,22).

## VI. CONCLUSION

During the 1992-1995 war, the building was almost completely destroyed. It was renovated in 2006 with the support of the 'UK Headley Trust Fund', and as part of the British Council's Cultural Heritage "Royal Trail Project", as evidenced by the commemorative notice board at the entrance to the building (Figure 23). The building was renovated and adapted into the space of the 'City Gallery' (Figures 11, 12, 24).

There are few examples in Bosnia and Herzegovina where the Bosnian chardaklia house was renovated in a serious way and given a new function, suitable for modern times.

The house of the Kapetanovic family 1 (Krslak's house 1) was preserved, with a new function, and thus remained part of the mosaic in the so recognizable images of the historical town of Jajce (Figure 5).



Figure 23. Krslak's house 01. Board with information about the renovation of the building

Source: Author (August 24, 2016)





Figure 24. Krslak's house 01. Today's condition and purpose of the building.  
City Gallery

Source: Author (August 24, 2016)

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